

NOTICE OF APPLICATION and NOTICE OF PUBLIC HEARING

FILE# ZCA-22-0003; CPA-22-0003; SEP-22-0018

Project Summary:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Manufactured Home Park Community" (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

Notice is hereby given on this date: **November 3, 2022**, that a development regulation amendment application/ proposal described in this notice has been filed with the City of Walla Walla Development Services. The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla or by visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.

Notice is also hereby given by the City of Walla Walla that a **Public Hearing will be held on the application/ proposal by the City of Walla Walla Planning Commission on Monday, December 5, 2022, at 6:30 P.M. at the City Hall Council Chambers; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).** Note: This meeting will be conducted in person at City Hall. Members of the public may also attend and participate in the public hearing virtually by using this Zoom meeting link: <https://bit.ly/3h2yWRY> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 811 3330 5064.

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following: Submitted SEPA Checklist, dated October 31, 2022, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. **The City of Walla Walla anticipates issuing a Determination of Non-Significance (DNS) and a public**

notice of such with a public comment period will be issued separately.

If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

1. *Applicant:* City of Walla Walla Development Services Department, 55 E. Moore St., Walla Walla, WA 99362
2. *Application filing date:* November 2, 2022
3. *Date that application was determined to be substantially complete:* November 2, 2022
4. *Location and description of proposed action:* Existing manufactured/ mobile home parks throughout the City Limits of Walla Walla.

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5. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362. **Comments must be actually received by the Development Services Department before 5:00 P.M. on the following date: November 28, 2022. Comments may also be submitted at the Public Hearing on Monday, December 5, 2022 at 6:30 P.M.**

Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein.

Application materials are available for review on the City of Walla Walla Public Notices website, at <https://www.wallawallawa.gov/government/development-services/public-notice>. A staff report and information packet with all submitted documents will be available the Monday before the public hearing on the City of Walla Walla Public Notices website.

If there are any questions regarding this notice, please contact:

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